

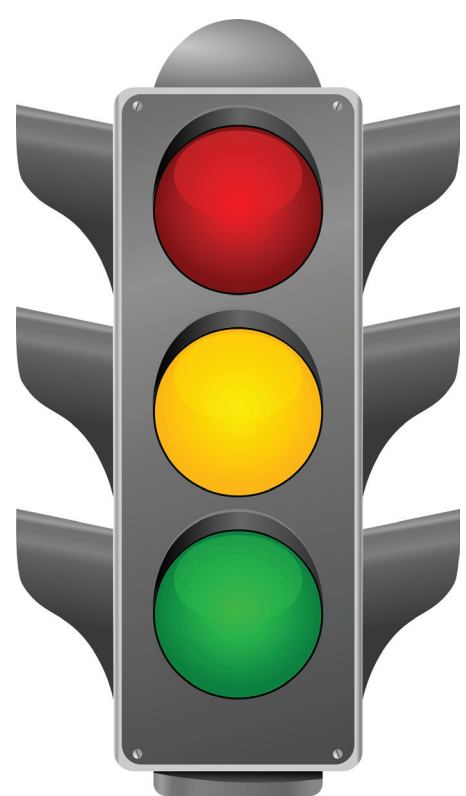
SUB AREA C: COMMERCIAL ZONING

ZONING CHALLENGES:

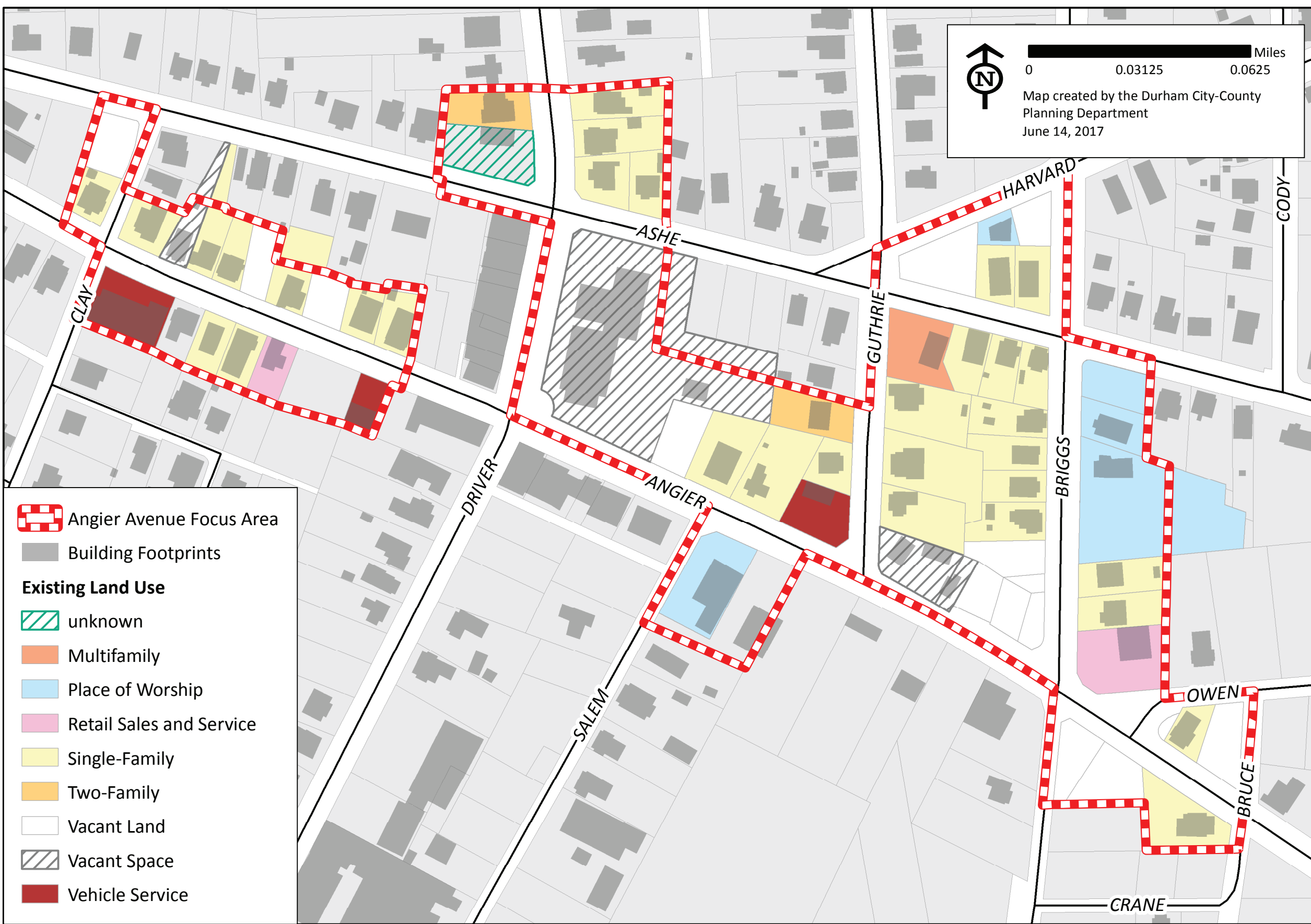
- Encourages encroachment of commercial uses into a residential block.
- Encourages suburban site design that may not be compatible with the neighborhood context.

ZONING OPPORTUNITIES:

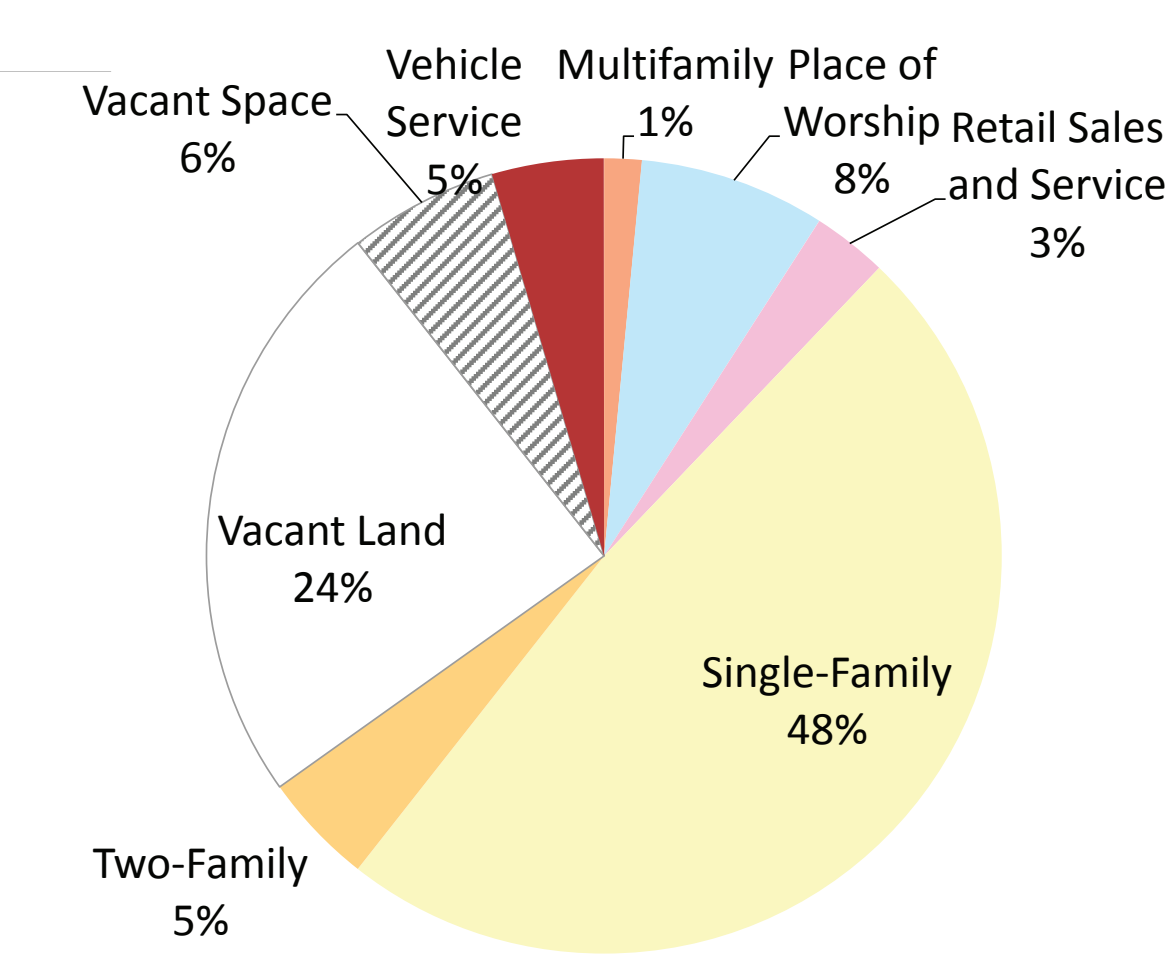
- Current zoning may be appropriate for a majority of the area, but a more fine-grained assessment of commercial and residential areas may be warranted.



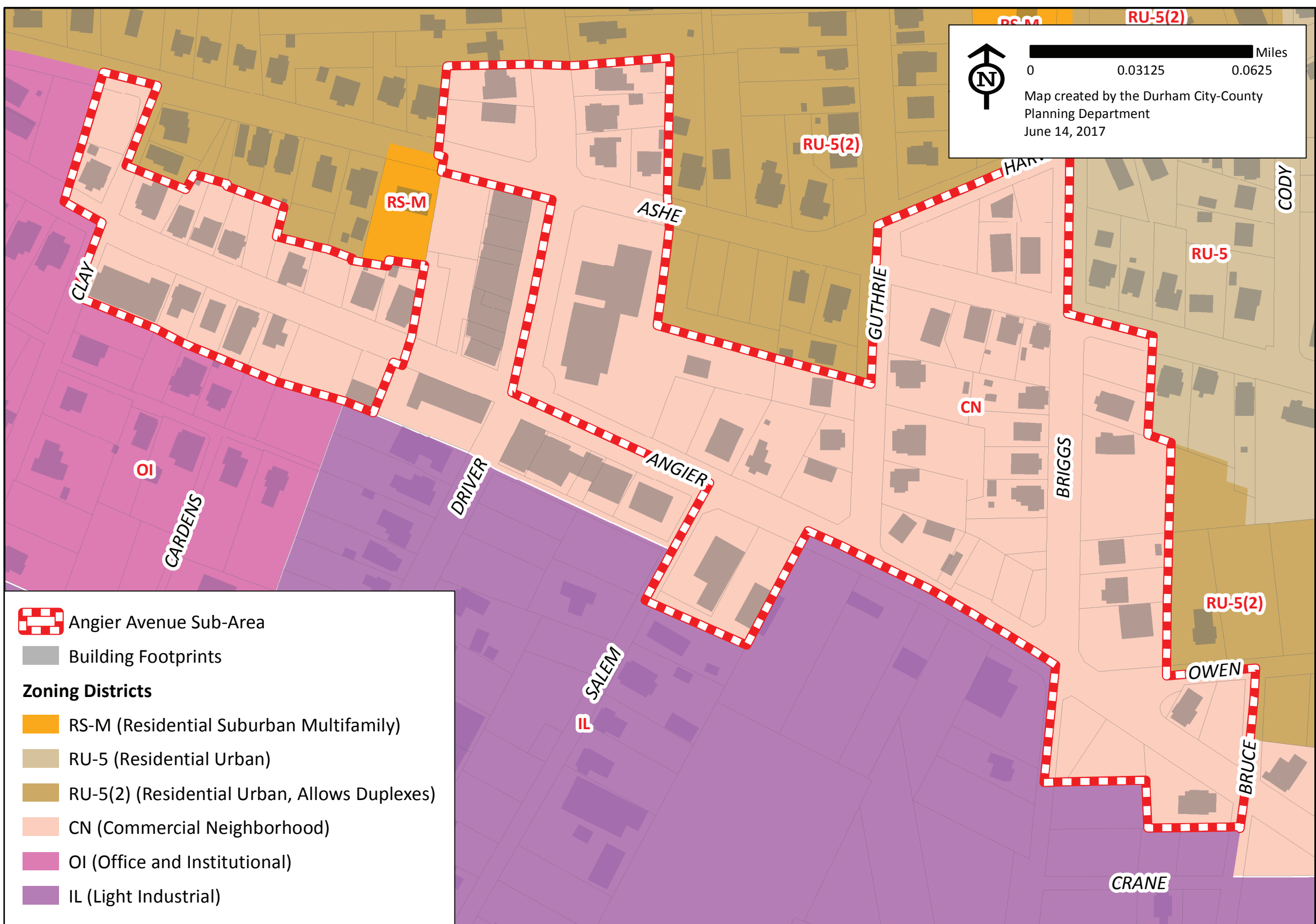
EXISTING LAND USE *How is property currently used?*



- 8% retail or service uses
- 54% residential uses
- 24% vacant lots



CURRENT ZONING *How can property be legally developed?*



COMMERCIAL NEIGHBORHOOD (CN)
The CN District is intended for small commercial and mixed use nodes. These nodes are intended to provide for pedestrian-oriented development that supports the surrounding residential neighborhoods, and have limited vehicular accommodation. Businesses within the district should have maximum visibility, convenience, and accessibility for pedestrians.

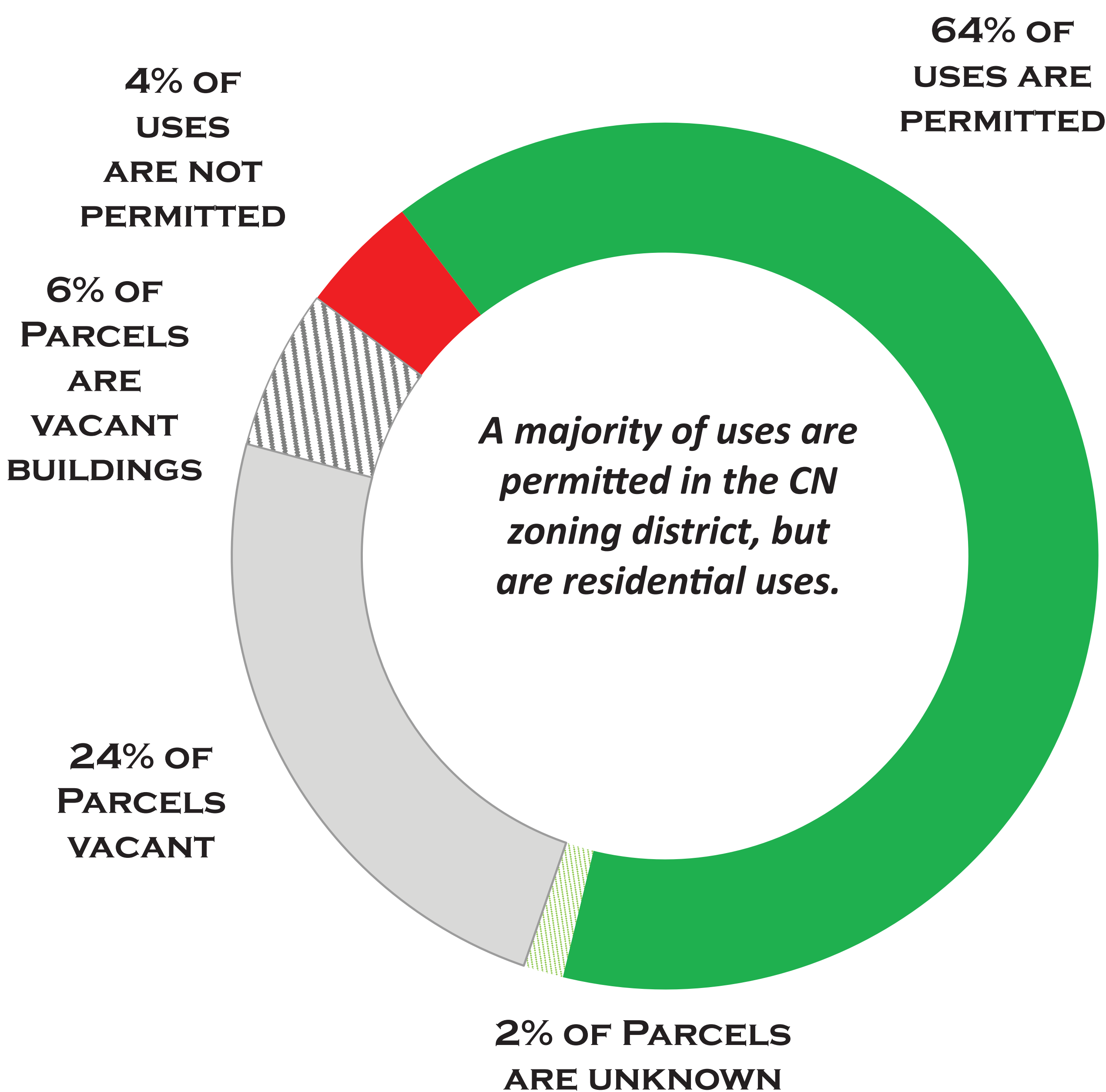
HOW DOES COMMERCIAL NEIGHBORHOOD (CN) ZONING AFFECT MY PROPERTY?

WHAT DOES IT MEAN TO BE PERMITTED?

- Permitted means that the use is allowed within the zoning district without additional approvals.
- Developments are still subject to all applicable requirements of the ordinance, including dimensional standards, parking, etc.

WHAT DOES IT MEAN TO BE NOT PERMITTED?

- Several land uses, such as duplexes, are not allowed in the Commercial Neighborhood zoning district
- New uses that are “not-permitted” cannot be established, either in new construction or existing structures.
- Existing uses that are “not permitted” are “grandfathered” as legal non-conforming uses, meaning they can remain as they are. However, major rehabilitations or expansions would not be allowed without a variance.



WHAT COULD BE BUILT ON A VACANT LOT WITH CN ZONING?

Each site needs to be evaluated on an individual basis. New construction must meet all standards found in the Unified Development Ordinance, including those for use, dimensional standards, parking, buffering, and environmental protection. *Standards shown below are intended to give just a basic characterization of what is possible under current zoning.*

- Retail Sales and Service
- Restaurants
- Office
- Single Family House
- Multifamily Housing
- Group Living
- Community Service
- Educational, Governmental, Medical
- Places of Worship
- Minor Vehicle Service

Dimensional Standards	Minimum	Maximum
Site Area (square feet)	5,000	--
Project Floor Area (square feet)	--	20,000
Lot Width (feet)	50	--
Street Yard from ROW (feet)	--	15
Side Yard from ROW (feet)	10	--
Rear Yard (feet)	25	--
Building Coverage (%)	--	60
Height (feet)	--	35